



450 S. Parish Avenue
Johnstown, CO 80534
970-587-4664
JohnstownCO.gov

**Planning and Zoning Commission
Regular Meeting
450 S. Parish, Johnstown, CO
Wednesday, October 22, 2025 at 6:00 PM**

Mission Statement: Enhancing the quality of life of our residents, businesses, and visitors through community focused leadership.

Agenda

Call to Order

Roll Call

Agenda Approval

Approval of Minutes

1. Approval of October 8, 2025 regular minutes.

Public Comment

Members of the audience are invited to speak at the meeting. Public Comment is reserved for citizen comments on items not contained on the Public Hearing portion of the agenda. Citizen comments are limited to 5 minutes per speaker. When several people wish to speak on the same position on a given item, they are requested to select a spokesperson to state that position.

New Business

Public Hearing

2. Timberline Gymnastics Case No. DEV25-0009

Departmental Report

Commissioner Reports and Comments

Adjourn

Americans with Disabilities Act Notice

In accordance with the Americans with Disabilities Act and other applicable laws, persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at 970-587-4664 no later than 48 hours before the meeting in order to request such assistance.

De conformidad con la Ley de Discapacitados Estadounidenses y otras leyes vigentes, los individuos que necesitan adaptaciones funcionales para asistir o participar en esta reunión deberán comunicarse con la Municipalidad marcando el 970 587- 4664 a lo más tardar 48 horas antes de dicha reunión para solicitarla.

THE COMMUNITY THAT CARES





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PLANNING & ZONING COMMISSION REGULAR MEETING

450 S. Parish, Johnstown, CO
October 8, 2025, at 6:00 PM

MINUTES

CALL TO ORDER

Chair Grentz called the meeting to order at 6:00 pm

ROLL CALL

Commissioners Bailey, Abel, Sapp, Flores, Morell and Chair Grentz were all present. Commissioner Campbell was absent.

APPROVAL OF AGENDA

A motion was made to approve the agenda by Commissioner Flores and seconded by Commissioner Abel.

Motion passed 6/0.

APPROVAL OF MINUTES

A motion to approve September 24, 2025, minutes was made by Commissioner Morrell and seconded by Commissioner Abel.

Motion passed 5/0/1, with Vice Chair Flores recused.

PUBLIC COMMENTS - *Regarding items and issues not included as a Public Hearing on this Agenda (limited to 3 minutes each)*

NEW BUSINESS

1. Public Hearing – Granary ODP Amendment Case No. ZON24-0007

Planning Director, Jeremy Gleim, introduced the Granary ODP Amendment for the Commissioners and public. Upon concluding, Mr. Gleim invited the applicant to present additional information.

The applicant's representative, Shelley LaMastra, provided an overview of the proposed amendment to the previously approved Granary Outline Development Plan (ODP). Ms. LaMastra provided information on the proposed modifications to the previously approved plan. She explained that the amendment includes the introduction of alley-loaded housing products to create pedestrian-oriented street frontages and the addition of two new parks. The overall street layout, as well as park and detention locations, generally remains the same, with minor adjustments to the street network to address plugged and abandoned wells. Ms. LaMastra indicated that the existing street network, utilities, and detention systems can accommodate the proposed changes. The amendment has been reviewed through the applicable process and is consistent with the criteria for Planned Development amendments.

Commissioner Morrell inquired about the driveway layout, and Ms. Thorpe, a representee for the Granary ODP project, explained that the design includes shared driveway entries with private parking spaces in front of each garage.

Commissioner Flores asked about the housing price range and the status of oil and gas facilities on the site. Ms. Thorpe stated that the cottage-style homes are expected to be priced in the \$400,000 to \$500,000 range and confirmed that all oil and gas facilities have been fully removed from the site in accordance with a Colorado State Requirements.

Commissioner Sapp asked about housing affordability and potential impacts on local wildlife, specifically related to wildlife corridors. Ms. Thorpe responded that the cottages are considered “attainable” housing options, since there is no current plan to impose affordability covenants of the properties, and that native plants will continue to be used to support wildlife and minimize disruption. There will be no planned wildlife corridors in the project itself.

Commissioner Flores also asked about traffic improvements, specifically regarding County Road 46. Mr. Gleim stated that discussions about upgrades are ongoing and are being coordinated with the Riverbend project.

Chair Grentz asked whether the pool within the Granary development will be open to the public or limited to residents. Ms. Thorpe clarified that the pool will be available for public use.

Public Comment

Chair Grentz opened the floor for public comment.

Christine Jennison expressed concern about how the project might affect their adjacent property. Mr. Gleim stated that the project would not impact on their land, and Ms. Thorpe indicated that the development team is willing to work with the property owners regarding boundary considerations.

Chair Grentz closed the public comment.

Commissioner Flores made a motion to approve of Granary ODP Amendment Case No. ZON24-0007. Commissioner Baily seconded the motion.

Motion Passed: 6/0

2. Public Hearing – Ordinance 2025-276: Land Use and Development Code Amendments.

Planning Department Director, Jeremy Gleim, presented the Land Use and Development Code Amendments, noting that every year they will intend to process amendments to stay up to date. Mr. Gleim also stated that several of the amendments are being enforced by the State of Colorado’s Bills that have been passed. He gave a high-level overview and description of the proposed updates.

The Commission asked questions about various aspects of the Dark Sky Provisions, Administrative Review Process, and artificial turf.

Chair Grentz opened the floor for public comment.

Jim Hatfield asked about Section 11 with storage usage and clarifying the language of the section. Mr. Gleim explained that this would be for projects moving forward and not retroactive to existing projects.

Mr. Hatfield also asked about Section 21, Planting Requirements, and this affects turf, and artificial turf. Mr. Gleim stated that this section was written for conformance with State laws. Discussion ensued regarding this topic between the Commission, staff, and Mr. Hatfield. Staff stated that they would confer with the Town Attorney to ensure the interpretations and language was correct.

The public hearing was closed.

Commissioner Flores made a motion to approve Ordinance 2025-276: Land Use and Development Code Amendments -Case No. LUA25-0001. Commissioner Abel seconded the motion.

Motion Passed: 6/0

DEPARTMENTAL REPORT

COMMISSIONER REPORTS AND COMMENTS

ADJOURN

The meeting was adjourned at 7:40 by Chair Grentz

Approved and reviewed by:

Jeremy Gleim - Planning & Development Director

Jason Grentz - Planning & Zoning Commission Chair



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Planning and Zoning Commission Agenda Communication

Agenda Date: October 22, 2025

Subject: Timberline Gymnastics Case No. DEV25-0009

Action Proposed: That the Planning & Zoning Commission make a recommendation to the Town Council

Attachments: 1. Staff Presentation

Presented by: Jeremy Gleim, Planning and Development Director
JT Stewart, Senior Planner

Background and History:

The applicant has submitted concurrent applications for a Major Subdivision and Site Development Plan for the development of a regional gymnastics facility. To help realize the Timberline Gymnastics facility in the 2534 development, the applicant must first merge five small lots into one, which is the subject of this application. The Major Subdivision requires Planning & Zoning Commission review and then consideration by the Town Council. The Site Development Plan is administrative, and will not be reviewed by the Planning & Zoning Commission or Town Council.

Pursuant to the Town's adopted Land Use and Development Code, Section 17-2-2(C) states that the consolidation up to four lots is a minor plat. Since this project proposes the merger of five lots, the project is considered a major subdivision (17-2-2D).

Information:

The typical subdivision process includes review and approval of a preliminary plat, and then review and approval of a final plat. Since this project proposes to merge five existing lots into one lot, the property is already served with utilities and other required infrastructure, and the legal merger of the lots will not create any noticeable change to the way the land looks today, staff is presenting this project as a combined preliminary/final plat process.

FINDINGS

Section 17-2-2(E)(1) provides Review Criteria for the consideration of Final Plats. The criteria is listed below, along with staff's findings:

a. The layout and design of the final plat is substantially consistent with the approved preliminary plat considering the number and size of lots and outlots; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure

systems; or other elements of coordinated developments. Deviations made necessary due to the further detail in planning, design and engineering, and which meet the standards of this code, are generally considered "substantially consistent" with the preliminary plat, ***because the merger of the five lots will not change the existing shape or structure of the land, it will simply provide opportunity for the applicant to pursue development of a regional gymnastics facility. If the lots are not merged, buildings and structures would cross property lines, which would not be permitted pursuant to the Town's adopted codes.***

b. The construction plans for any utilities, infrastructure, and public or common facilities meet all technical specifications, ***because the major utilities and infrastructure are already serving the project site and any modifications and/or connections to them will be reviewed and approved accordingly.***

c. All required improvements, dedications, fees, financial guarantees, and maintenance guarantees are provided, ***because required fees and improvements will be satisfied during the site planning and construction approval process.***

d. The phasing and timing of required improvements ensures construction and performance guarantees. Any phasing that meets an approved preliminary plat is presumed acceptable. Any deviations of the final plats from an approved phasing plan shall not alter the timing or coordination of required improvements or amenities in the approved preliminary plat, ***because there is no phased approach being proposed under this subdivision, more so a simplification of construction by merging smaller lots into one bigger one.***

e. Deviations in the final plat from the approved preliminary plat may be considered where the change:

(1) Complies with all applicable zoning standards, subdivision design standards, and meets the intent and design objectives of those standards, ***and this lot merger meets the original intent and design.***

(2) Does not increase the impact of any development on required improvements beyond the capacity for required improvements identified in the preliminary plat, ***because the impact of the merger of these lots is not bigger than the sum of its intended impact.***

(3) Does not impact any condition of the Planning and Zoning Commission or Town Council associated with the approval of the preliminary plat, ***because there are not prohibitions of the original subdivision that are preventing the merger of these lots.***

(4) Is generally consistent with development concepts in the preliminary plat in terms of land uses, scale, and intensity of development, and in no case changes the number of lots, dwelling units, buildings, or sizes of blocks and open spaces by more than 10 percent; ***because the trip generation that this merger will produce is "small compared to what was accounted for within the original Traffic Impact Study for the subdivision and the proposed land use is consistent with what was accounted for within the 2535 TIS" (Traffic Compliance Letter).***

(5) If technical studies were required with the preliminary plat, the author of the study shall submit an amendment noting that the change does not impact any findings of the study, ***and studies/memos have been reviewed by staff.***

f. Any other changes to the preliminary plat, including significant changes in the phasing or dedication of public lands and rights-of-way, may require resubmittal of a revised preliminary plat, **though as presented, this is not applicable to the lot merger.**

Neighborhood Meeting:

N/A

Process:

Staff will calendar this project for Town Council review and consideration after receiving a recommendation from the Planning & Zoning Commission.

Recommended Action:

FOR APPROVAL

I move that the Planning & Zoning Commission recommend that the Town Council APPROVE the lot merger associated with Case No. DEV25-0009.

FOR DENIAL

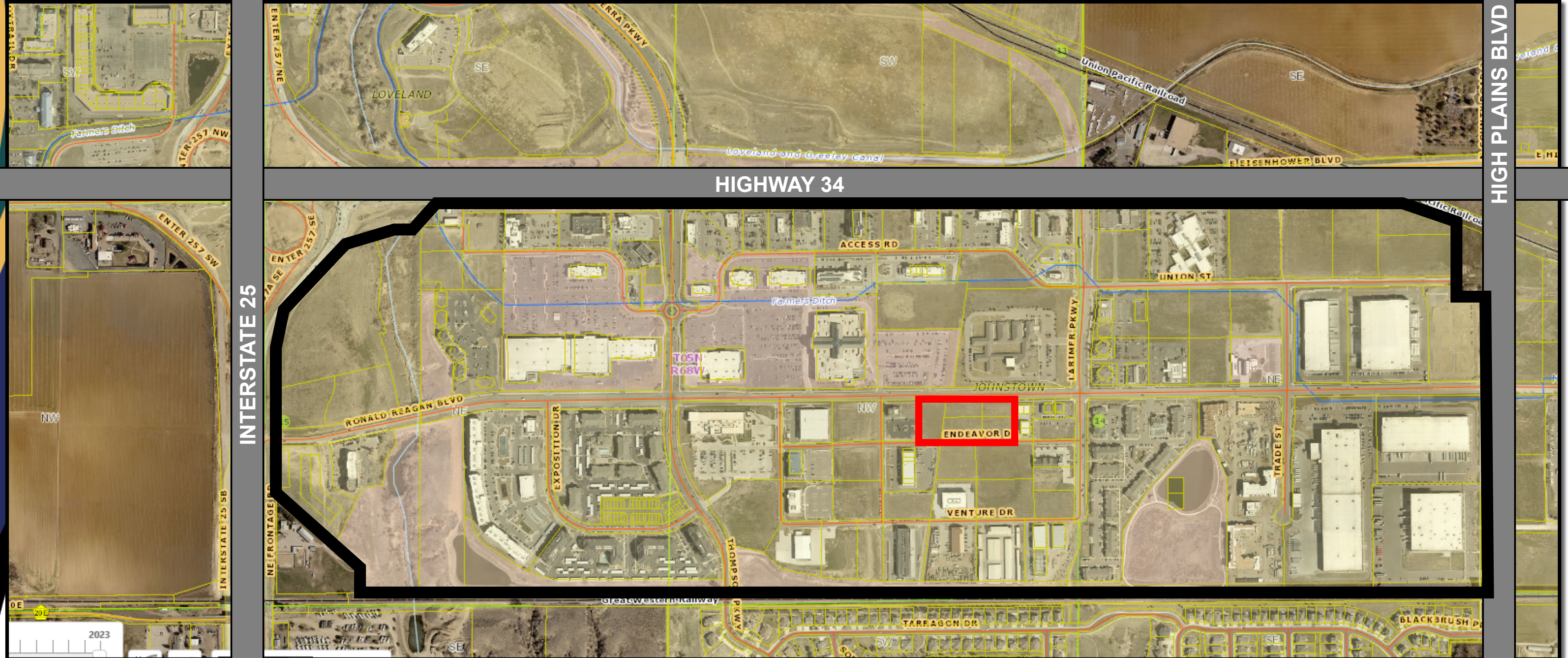
I move that the Planning & Zoning Commission recommend that the Town Council DENY the lot merger associated with Case No. DEV25-0009, pursuant to the following findings...



**TIMBERLINE GYMNASTICS
CASE NO. DEV25-0009**

PLANNING & ZONING COMMISSION
OCTOBER 22, 2025

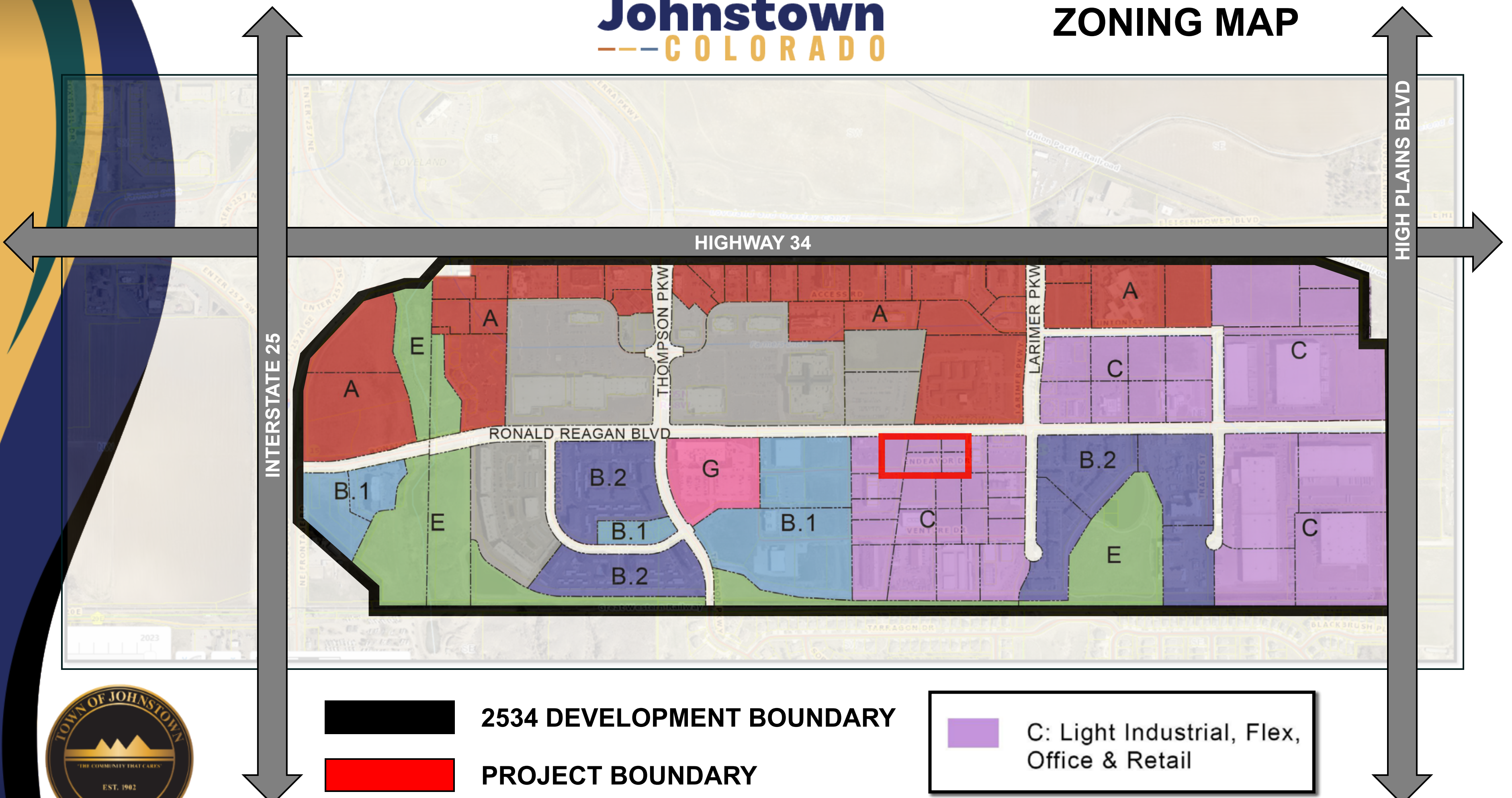




2534 DEVELOPMENT BOUNDARY



PROJECT BOUNDARY

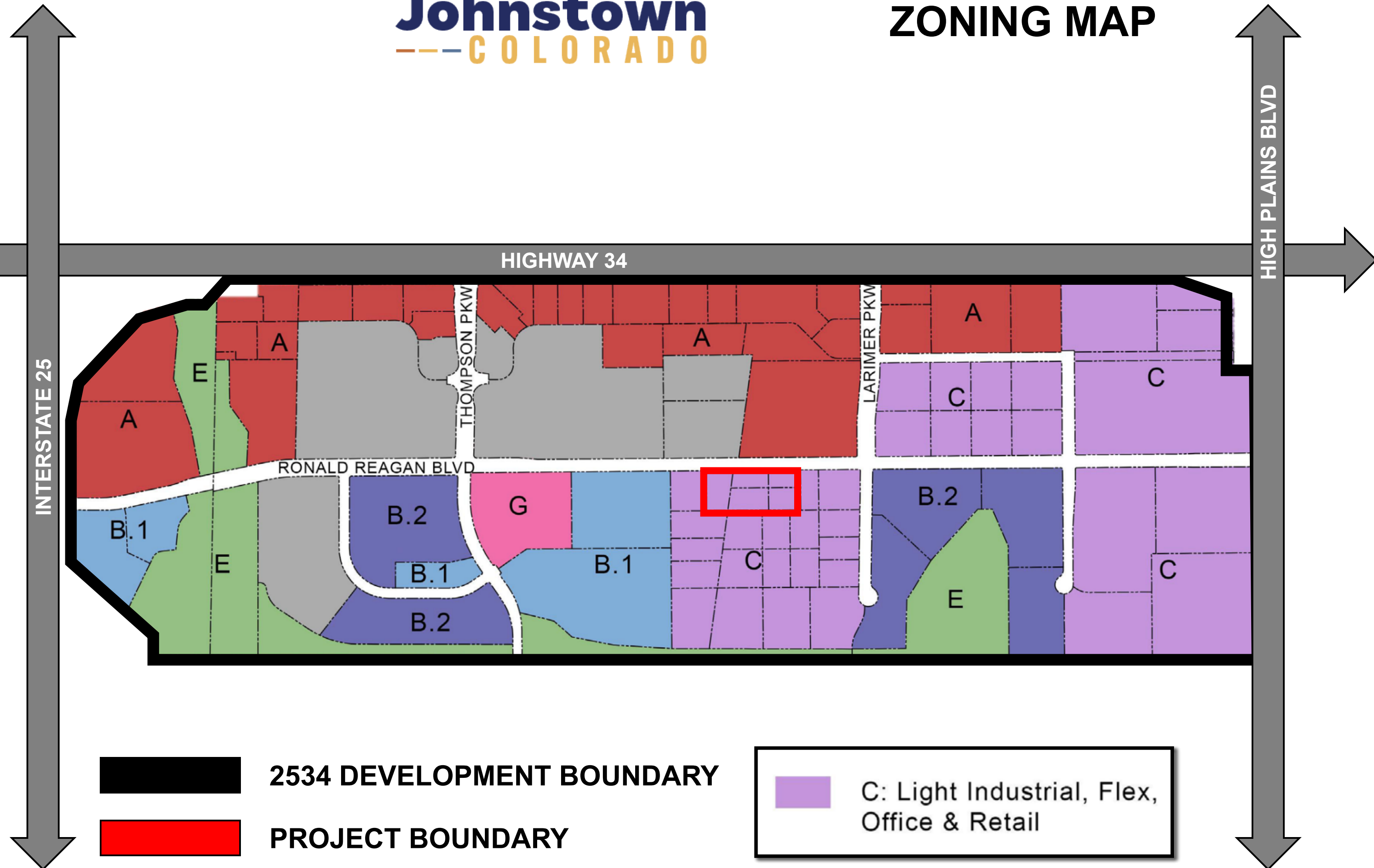


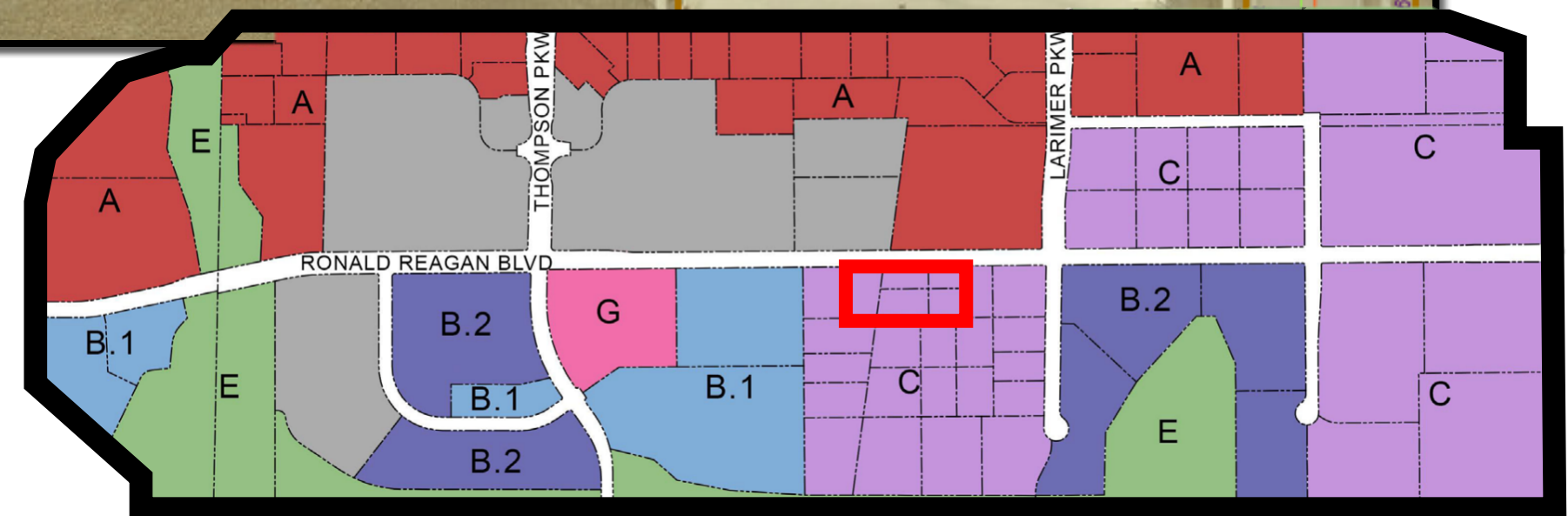
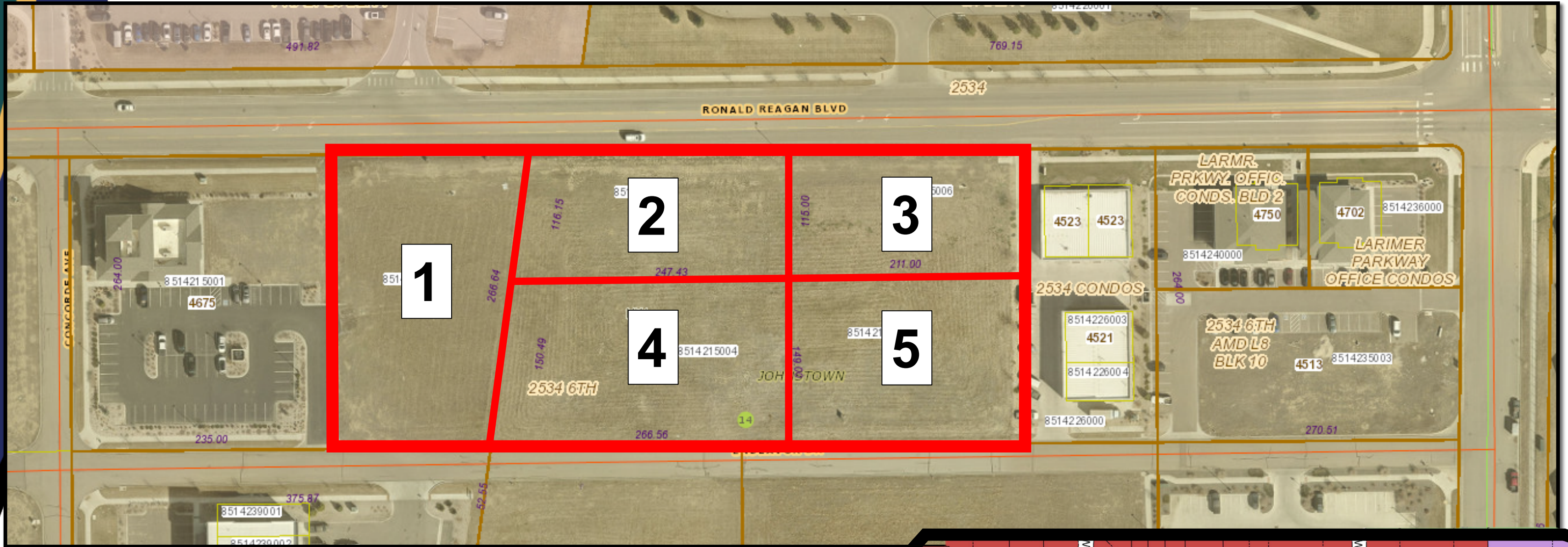
2534 DEVELOPMENT BOUNDARY

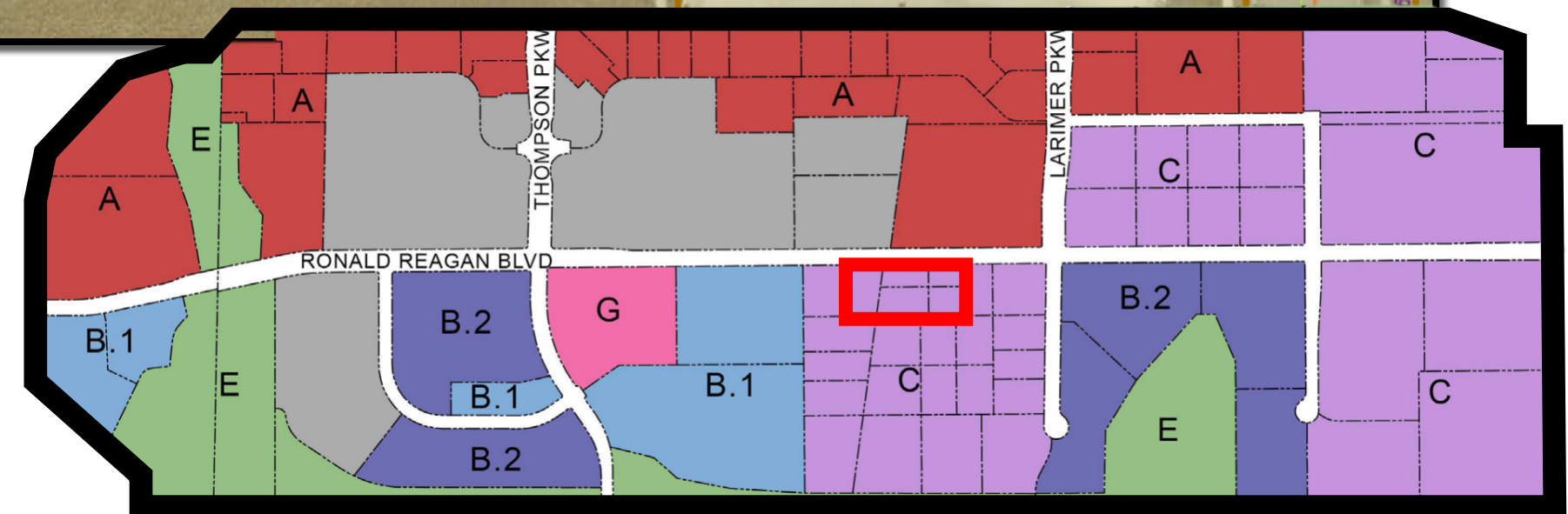
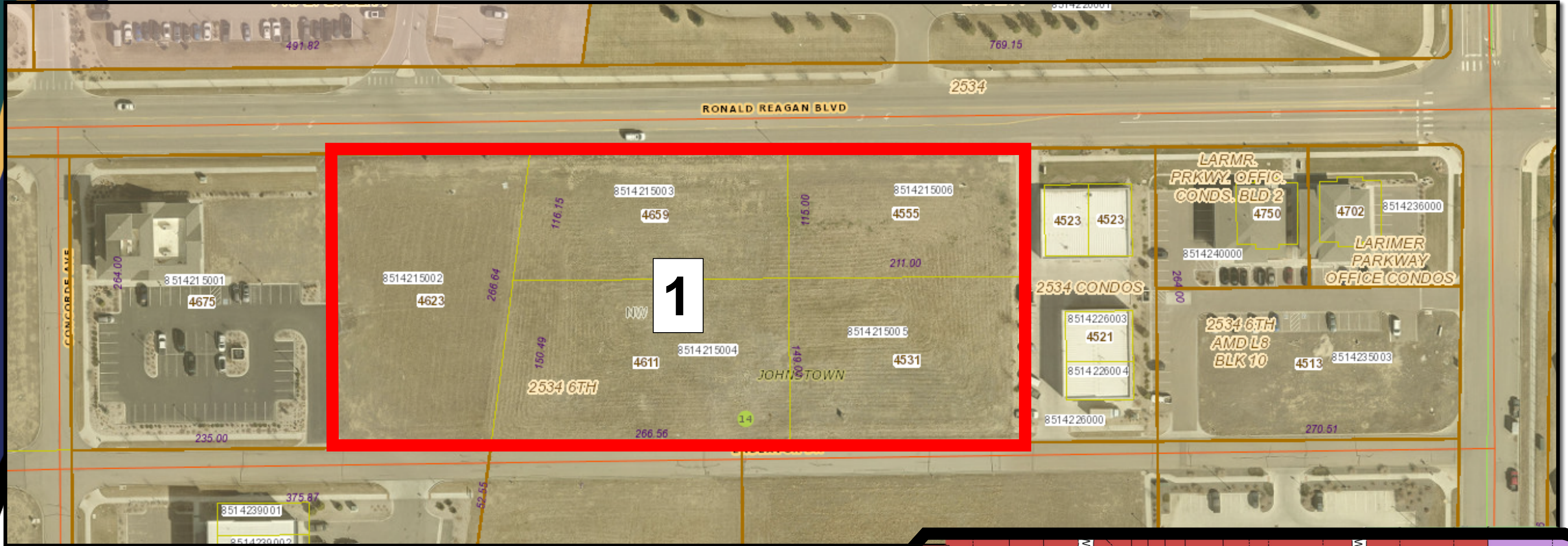
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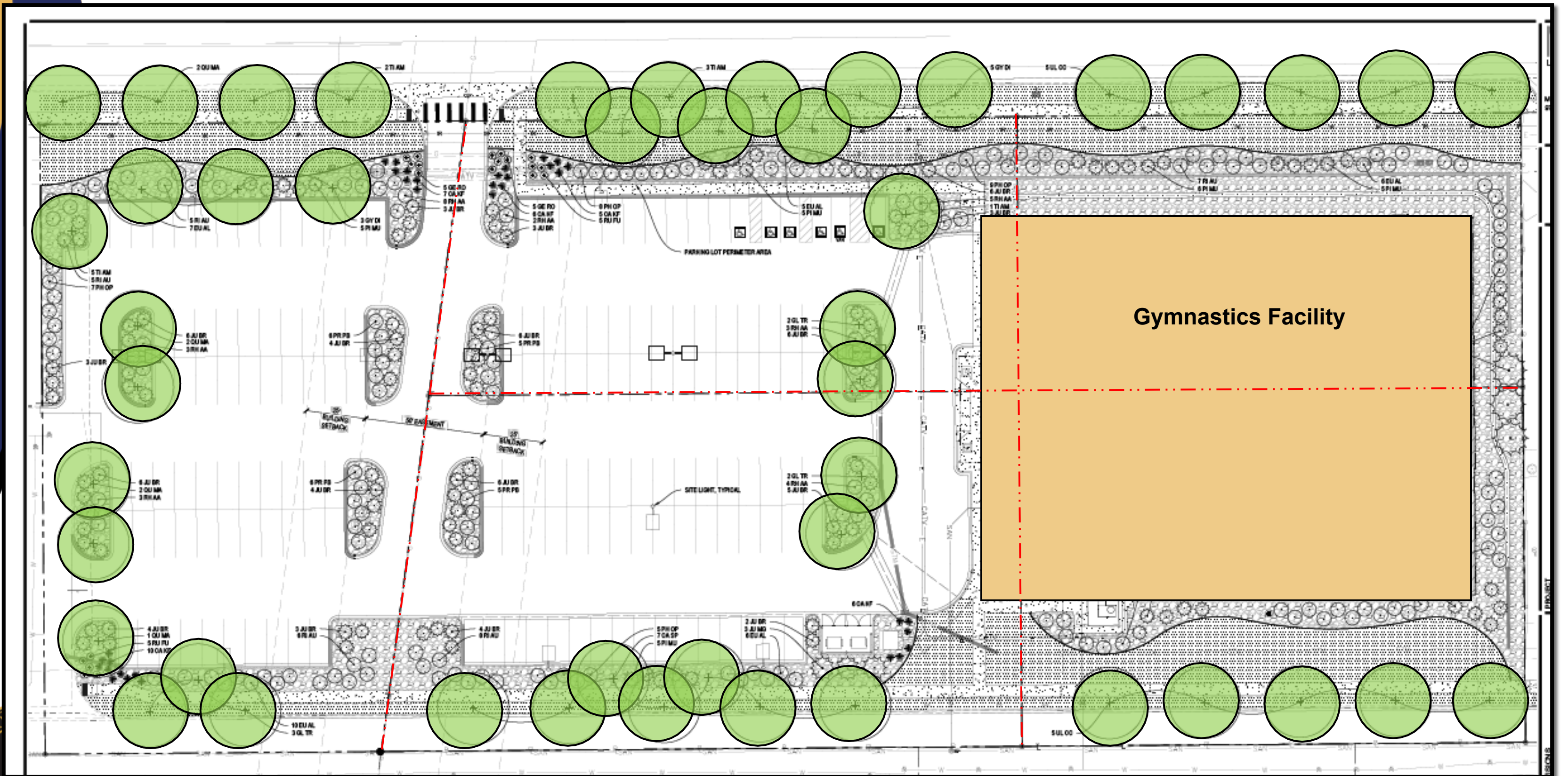
**C: Light Industrial, Flex,
Office & Retail**











STAFF RECOMMENDATION

Staff recommends that the Planning & Zoning Commission recommend that the Town Council APPROVE the lot merger for Case No. DEV25-0009

